



Symonds
& Sampson

1 Coombefield Lane
Axminster, Devon

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Axminster
Devon EX13 5LR

A beautifully presented three double bedroom townhouse featuring spacious accommodation, south facing landscaped garden and double garage.



- Central town location
- Walking distance of facilities
 - Nearby train station
 - South facing garden
 - Double garage
- Gas fired central heating



Guide Price **£350,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

The property was constructed by multi award winning regional developers CG Fry & Son in 2009 and forms part of a picturesque street scene of modern terraced cottages and town houses and is ideally positioned for the town and railway station. This particular property is the only one of its kind within the development to include a double garage. Views over Axminster and the surrounding countryside can be enjoyed from the rear aspect. Full double glazed sealed windows, gas fired central heating and mains wired smoke alarms have been installed. Viewing is considered essential to appreciate the size and quality of the accommodation on offer.

ACCOMMODATION

On entering the property you are greeted by an airy entrance hallway with stairs rising to the first floor accommodation, useful under stairs storage cupboard and a downstairs cloakroom. To the front elevation is the sitting room that includes an attractive fireplace with gas fire. Beyond the hallway is the hugely impressive kitchen/dining room that looks out onto the garden with door out. The high specification kitchen is fitted with a modern range of wall and base units and includes a pull out larder cupboard, integrated appliances and ample space for a dining table. The first floor landing includes a traditional linen cupboard,

two good sized double bedrooms (one currently used as a 2nd reception room) and smart shower room with walk in shower. The master bedroom is located on the top floor and offers a spacious dual aspect room with fitted wardrobes and an en suite shower.

OUTSIDE

The seller has created a beautiful south facing garden with a large secluded patio seating area and raised beds with a wide variety of established shrubs and roses. Gated side access leads to the double garage with twin up and over doors, light and power. Eaves space.

SITUATION

The property is situated in a most convenient position only a few minutes' walk from the town's Minster. Axminster is a bustling market town on the eastern fringes of Devon, close to the border with West Dorset and South Somerset. The town has a selection of national and independent retailers, doctor surgery and dentists. There is a well supported country produce market held in Trinity Square every Thursday. The beautiful Axe Valley with its renowned bird sanctuary reaches the sea at Seaton (6 miles) and the famed beaches of the World Heritage Jurassic Coast and the resort of Lyme Regis are at a similar distance. Exeter (M5) is 24 miles, and Taunton 20 miles. Axminster train station that is on the direct line to London Waterloo to Exeter line.

DIRECTIONS

What3Words
///smarting.parade.recruited

SERVICES

Mains electric, gas, water & drainage
Broadband : Ultrafast available
Mobile Network Coverage : Mobile coverage is available, please refer to Ofcom's website for further details
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: C

MATERIAL INFORMATION

- 1.) The area around the property is at very low risk from flooding from rivers and seas, and surface water.
- 2.) Since the property was photographed the seller has replaced the patio doors in the kitchen with a double glazed window.
- 3.) Part of the access road to Coombefield Lane is privately owned. The seller has a parking permit for one vehicle which is issued by the land owner for a small yearly sum.



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from 1 to 100.			
Very energy efficient (lowest carbon value)	A	83	92
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Poor	G		
For more information on energy ratings visit www.gov.uk/government/guidance/energy-ratings			
England & Wales EPC Directive 2002/91/EC			

Coombefield Lane, Axminster

Approximate Area = 1224 sq ft / 113.7 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Total = 1309 sq ft / 121.5 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1107224



Axm/RS/16.3.26



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